



CAPITAL ENGINEERING

P.O. Box 3750

702-882-5630

Carson City, NV 89702

March 14, 1994

Mr. James R. Balderson
Public Health Engineer
Bureau of Health Protection Services
505 E. King Street, Room 103
Carson City, Nevada 89710

Re: Sutro Estates Subdivision
Project Number LY-4738-JRB

Dear Mr. Balderson:

The Sutro Estates Subdivision Tentative Map for 210 units was originally submitted in March of 1992 and a request from your office was made for historical/environmental land usage information. This letter is being provided to summarize the historical/environmental information gathered for the vicinity of the project site.

The Sutro Estates project site is vacant and is located 500 feet off of Highway 50 East approximately 2 miles east of the Town of Dayton. Historically the project site has always been vacant, however, the Sutro Tunnel and the Town of Sutro were located to the north and west of the site. In the summer of 1992, contact was made with Mr. Pete Leonard, President of the Sutro Tunnel Company, owner's of the property to the north and west of the Sutro Estates project site. Mr. Leonard is from the fifth generation of family members involved in the ownership and management of the Sutro Tunnel property. The Sutro Tunnel Company offices in Gold Hill were visited and Mr. Leonard answered questions and allowed review of the records of the company. These records included maps and other information dating back to the 1800's. In addition, he provided a biography of Adolph Sutro that told about the history of the tunnel, the townsite, and other historical information reaching to the San Francisco areas that were part of Sutro's life.

Due to the old Town of Sutro and the Sutro Tunnel being up-gradient of the project site it was important to find out the historical uses within those areas. The town plat of Sutro showed a gridded layout of streets and residential blocks starting at the mouth of the tunnel and laying out in a southeasterly direction in line with the center line of the tunnel. At three corners of the townsite there were park sites identified. Some old tree stumps are still visible in these areas. Near the mouth of the tunnel, the core of the townsite was located and many of these buildings are still standing. Included in these buildings are the blacksmith shop and

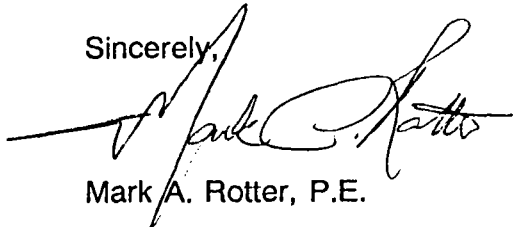
saloon buildings. The large berms of earth that can be seen from Highway 50 are identified as the "dump" material on a map dated 1892 (a copy of a portion of the map is attached). These "dump" areas were the spoils from the construction of the tunnel. Small rail carts were utilized with rails laid from the tunnel mouth outward as the spoils piles were extended. Mr. Leonard produced assays dating back to the early 1900's where the "dump" piles were analyzed to determine if they may contain precious metals. Over the years other parties have continued to have an interest in the "dump" piles but they have never been determined to contain enough minerals to be feasibly mined. Mr. Leonard indicated that to his knowledge there has never been any mill sites located on the Sutro Townsite property. This was an important factor since mercury has been found in other areas near Dayton and would be a consideration if any mills were located here.

Based on the investigations conducted regarding the historical use of the site and it's vicinity, it was determined that it was unlikely that mercury contamination would be a concern. However, in June of 1993, Leo Drozdoff of the Nevada Division of Environmental Protection made the property owner aware that the site may be within the Superfund area associated with the Carson River. Contact was made with Sean Hogan of the U.S. EPA regarding this information. Mr. Hogan suggested testing of the site and it's vicinity may be in order to assure no mercury contamination was present in the soils. Twenty three soils samples were taken within the project site and in the site's vicinity. Samples were taken in drainageways, at low points, along the dump areas, and any other areas that appeared to have un-natural characteristics. The Nevada Bureau of Mines and Geology at the University of Nevada, Reno conducted the soils tests. Attached is a copy of a map identifying the sampling locations and copies of the test results. The results indicate negligible readings of mercury contained in the samples. This information was passed on to Mr. Sean Hogan. A short time later, Mr. Hogan conducted some additional tests near the tunnel site and also found negligible readings. This varified that mercury is not a concern in these areas.

In summary, the Sutro Estates Subdivision site is a vacant site with the historical Town of Sutro site to the north and east. The soils on the site as well as the up-gradient vicinity are free of mercury contamination. Hopefully, this provides the historical/environmental information required for your review.

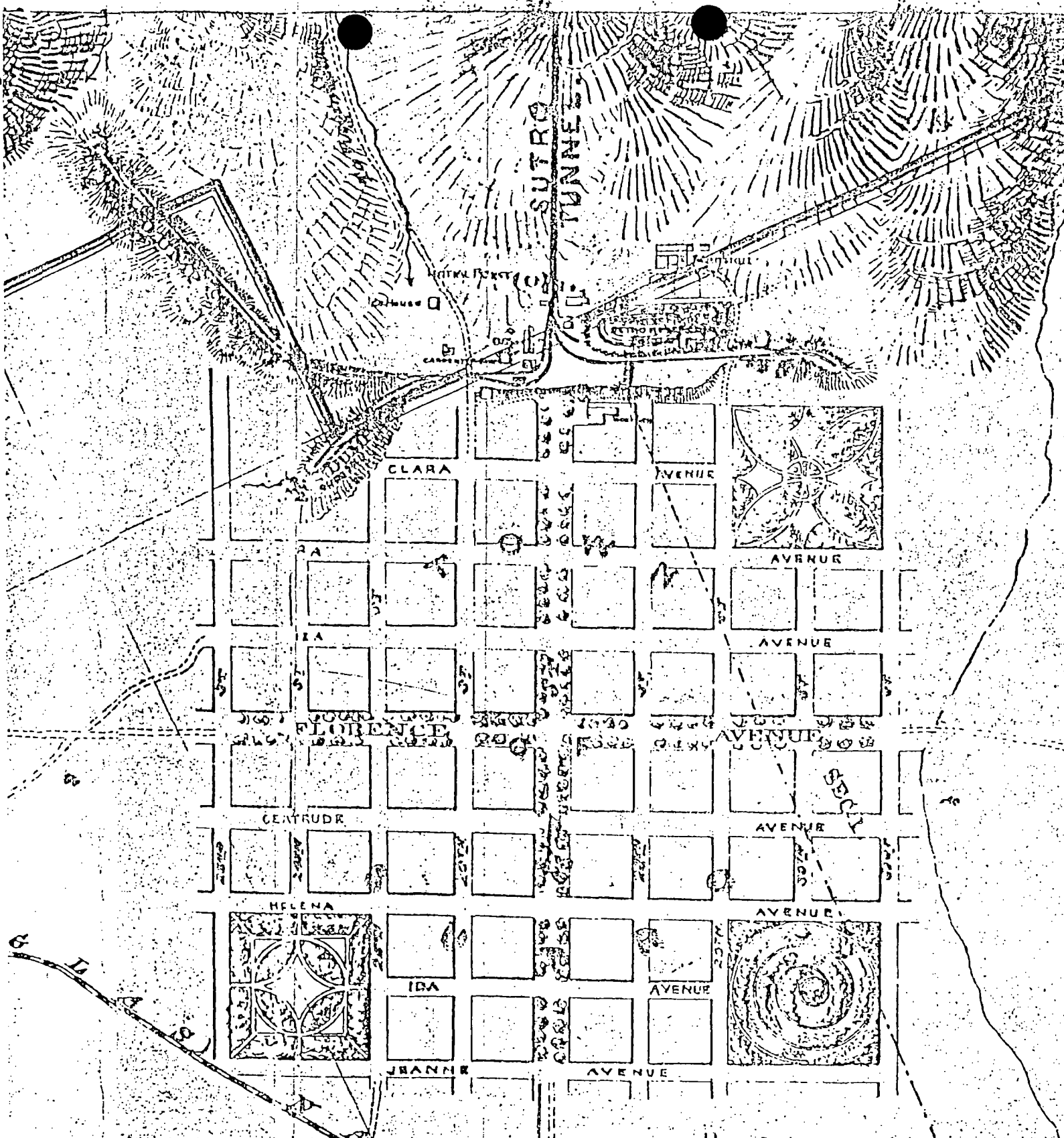
In addition, attached are copies of the extensions to the water and sewer will serve letters from Dayton Utilities dated May 24, 1993 and a copy of the NDEP approval letter. We are attempting to meet a Lyon County submittal deadline of March 30, 1994 for the Phase One Final Map (63 lots). Please give me a call if you need any additional information or if you see a problem with this timing. If you have any questions about any of the information provided, please give me a call. Thanks for your help with this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark A. Rotter', is written over a horizontal line.

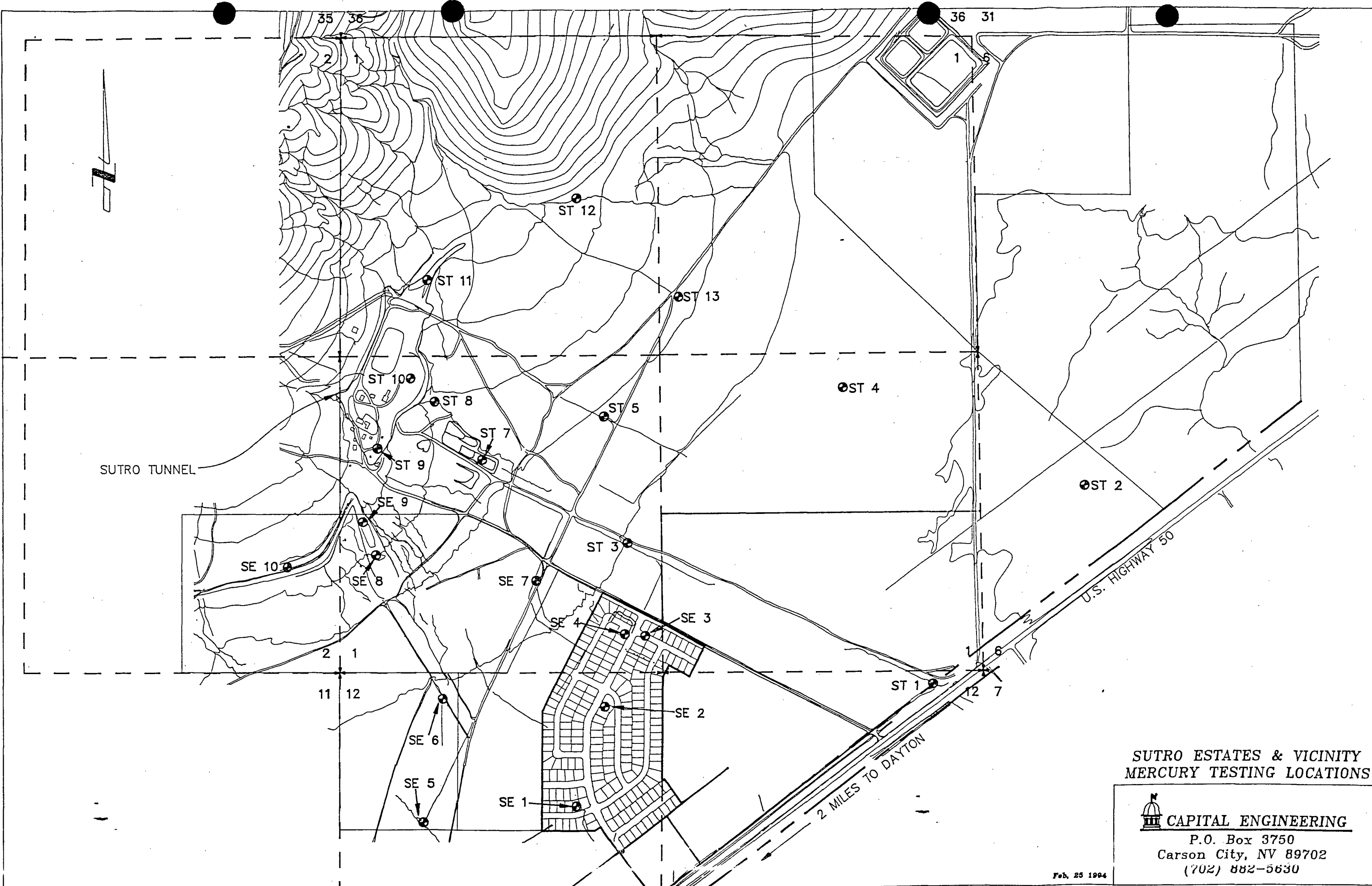
Mark A. Rotter, P.E.

cc: Mr. Leo Drozdoff, NDEP
Mr. Sean Hogan, U.S. EPA



TOWN OF SUTRO
REPRODUCED FROM
A SURVEY DRAWN
BY F. HELLMANN
1892





SUTRO ESTATES & VICINITY
MERCURY TESTING LOCATIONS



CAPITAL ENGINEERING

P.O. Box 3750
Carson City, NV 89702
(702) 882-5630

Feb. 25 1994

NEVADA BUREAU OF MINES AND GEOLOGY

UNIVERSITY
OF NEVADA
RENO

Mail Stop 178
Reno, Nevada 89557-0088
Telephone: (702) 784-6091
FAX: (702) 784-1700

NBMG Laboratories

*Geochemistry *Mineral Separations *Petrography

CLIENT: Gary Cheney
PO Box 3750
Carson City, NV 89702

Date: July 27, 1993

ANALYTICAL REPORT

Sample #	Hg(ppb)
ST #1	109
ST #2	815
ST #3	84
ST #4	480
ST #5	59
ST #6	59
ST #7	480
ST #8	529
ST #9	554
ST #10	356
ST #11	109
ST #12	455
ST #13	109

NEVADA BUREAU OF MINES AND GEOLOGY

UNIVERSITY
OF NEVADA
RENO

Mail Stop 178
Reno, Nevada 89567-0088
Telephone: (702) 784-6691
FAX: (702) 784-1709

NBMG Laboratories

*Geochemistry *Mineral Separations *Petrography

ANALYTICAL REPORT

<u>Sample #</u>	<u>Hg(ppb)</u>
SE #1	356
SE #2	183
SE #3	183
SE #4	133
SE #5	133
SE #6	133
SE #7	158
SE #8	257
SE #9	480
SE #10	257

P. Lechler

Paul J. Lechler
Chief Chemist/Geochemist



Lyon County

DAYTON UTILITIES

P. O. BOX 1688
DAYTON, NEVADA 89403
(702) 246-5123

May 24, 1993

Department of Human Resources
Health Division
505 East King St., Room 103
Carson City, NV 89710

RE: Intent to Serve Sewer Facilities
Sutro Estates - 210 Lots

Gentlemen:

This letter is to extend the intent to serve written March 23, 1992. It is our intent to provide sewer service to the proposed Sutro Estates development with approximately 210 residential units. These lots are located on the south side of Sutro Road near Highway 50 East just north of Flowery Rd.

The following conditions apply to this intent to serve:

- 1) The sewer system is to be built by the developer, approved and inspected by Lyon County and the State and upon acceptance is to be turned over to Dayton Utilities.
- 2) Dayton Utilities will be supplied with a legal description of the proposed subdivision.
- 3) Acceptance by and expansion of Dayton Utilities sewer system appurtenant to serve this property.
- 4) Expansion of Dayton Utilities service area.

All charges for service connection as per the development agreement shall be paid in advance by the applicant. The fees are due after a final subdivision map or parcel map has been approved by the Planning Commission and prior to recordation of said map within the Dayton Sanitation District.

Intent-Sewer-Sutro Estates -2-
Extension

May 24, 1993

This letter will be in effect for one year from date of issue contingent upon the drafting of a development agreement to be signed by the developer and Dayton Utilities prior to a will serve being issued.

Should there be any questions concerning this intent to serve, please contact me at your convenience.

Sincerely,



Don Allen, Manager

DEA:nhm

cc: Nevada Div. of Environmental Protection
Lyon County Public Works
Lyon County Planning Department
Lyon County Building Department
Lyon County Commission
Capital Engineering: Mark A. Rotter
File (2)



Lyon County

DAYTON UTILITIES

P. O. BOX 1699
DAYTON, NEVADA 89403
(702) 246-5123

May 24, 1993

Department of Conservation and
Natural Resources
Water Resources Division
123 W. Nye Lane
Carson City, NV 89710

RE: Intent to Serve Water - Extension
Sutro Estates - 210 Lots

Gentlemen:

This letter is an extension of the intent letter written March 23, 1992. It is our intent to serve water to the proposed Sutro Estates development with approximately 210 residential units. These lots are located on the south side of Sutro Road near Highway 50 East just north of Flowery Rd.

The following conditions apply to this intent to serve:

- 1) The water system is to be built by the developer, approved and inspected by Lyon County and the State and upon acceptance is to be turned over to Dayton Utilities.
- 2) Dayton Utilities will be supplied with a legal description of the proposed subdivision.
- 3) Acceptance by and expansion of Dayton Utilities water system appurtenant to this property.
- 4) Expansion of Dayton Utilities service area.
- 5) Water rights to be turned over to Dayton Utilities to serve said property development and open areas.

Intent-Water-Sutro Estates
Extension

-2-

May 24, 1993

All charges for service connection as per the development agreement shall be paid in advance by the applicant. The fees are due after a final subdivision map or parcel map has been approved by the Planning Commission and prior to recordation of said map within the Dayton Water District.

This letter will be in effect for one year from date of issue contingent upon the drafting of a development agreement to be signed by the developer and Dayton Utilities prior to a will serve being issued.

Should there be any questions concerning this intent to serve, please contact me at your convenience.

Sincerely,



Don Allen, Manager

DEA:nhm

cc: Nevada Div. of Environmental Protection
Dept. of Human Resources-Health Div.
Lyon County Public Works
Lyon County Planning Department
Lyon County Building Department
Lyon County Commission
Capital Engineering: Mark A. Rotter
File (2)

PETER G. MORROS
Director

STATE OF NEVADA
BOB MILLER
Governor

L. H. DODGION
Administrator

Administration (702) 687-4670
Air Quality 687-5065
Mining Regulation and Reclamation 687-4670
Waste Management 687-5872
Federal Facilities 687-3880



Wastewater Treatment Services 687-5870
Water Permits and Compliance 687-4670
Water Quality Planning 687-4670
FAX 885-0868

DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL PROTECTION

333 W. Nye Lane
Carson City, Nevada 89710

April 8, 1992

Lyon County Planning and Zoning Dept.
31 S. Main St.
Yerington, Nv. 89447

Re: Sutro Estates Subdivision - Tentative Map -
210 Lots in Lyon County

Dear Sirs:

The Division of Environmental Protection has reviewed the above referenced subdivision and recommends approval of said subdivision with respect to water pollution and sewage disposal, provided that Dayton Utilities commits to provide sewage service to said subdivision.

Please be advised that no industrial or commercial lots should be served by individual septic systems. This will prevent toxic industrial or commercial wastes from polluting the ground water.

"Please be advised that all land surface area disturbances over 5 acres require a DEP air quality registration certificate. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by either paving, building construction or planting. The permit applications may be obtained by calling (702) 687-5065".

If you have any questions please call me at 687-4670.

Sincerely,

A handwritten signature in cursive script, appearing to read "Leo Drozdoff".

Leo Drozdoff
Environmental Engineer

LD/ld

cc: Hugh Ricci
Darrell Rasner
Lowell Shifley
Capital Engineering
3704